

Bradshawe Waye

Hillingdon • Middlesex • UB8 3RQ

Guide Price: £575,000



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A three bedroom semi detached house that is in need of modernisation but offers the opportunity to both modernise and extend creating a lovely family home on a sought after road in Hillingdon. The property is conveniently located for local shops, schools, Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London. The property is offered without an onward chain with ground floor comprising, hallway, 14ft living room and 18ft kitchen/dining room. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside the property benefits from having its own drive to garage creating off street parking and generous rear garden.

Three bedroom house

Semi-detached

14ft living room

18ft kitchen/dining room

12ft main bedroom

10ft second bedroom

Chain free

Potential to extend (S.T.P)

Private rear garden

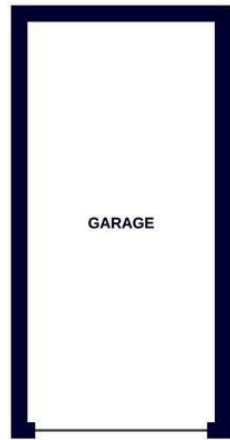
Own drive to garage

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

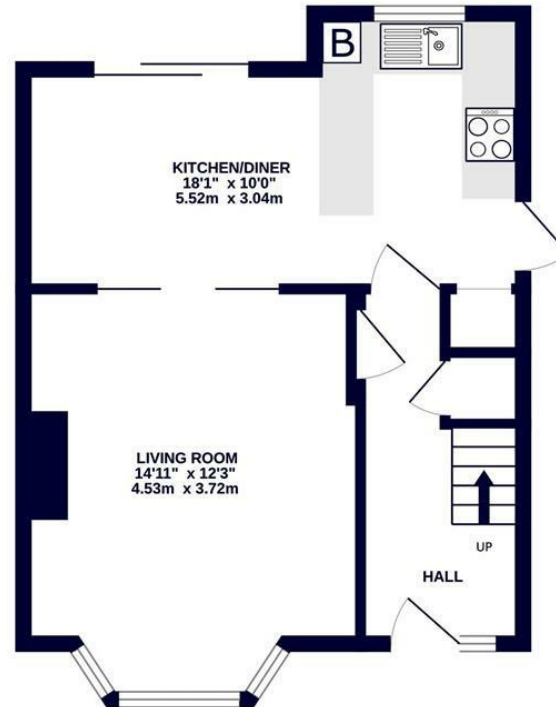




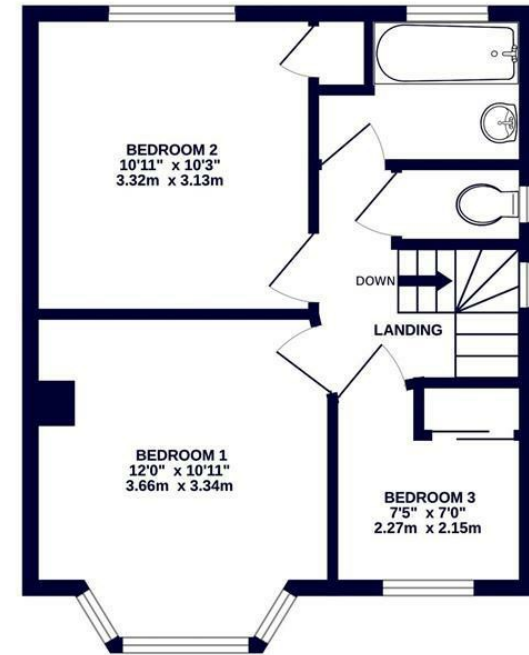
OUTBUILDING
112 sq.ft. (10.4 sq.m.) approx.



GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC rating 2020/01/01		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.